



Town of Hilton Head Island
**PUBLIC PLANNING
COMMITTEE MEETING**
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers
Thursday, July 13, 2023, 10:00 AM

The meeting can be viewed on the [Town's YouTube](#) page, the [Beaufort County Channel](#), and Spectrum Channel 1304.

1. **Call to Order**
2. **FOIA Compliance:** Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Adoption of the Agenda**
4. **Approval of Minutes**
 - a. Regular Meeting Minutes of June 8, 2023
5. **Appearance by Citizens:** Citizens who wish to address the Town Council on the matters being discussed during the meeting may do so by submitting the [Request to Speak form](#) by 4:30 PM the day prior to the meeting.
6. **Unfinished Business**
 - a. Presentation and Discussion on the Creation of Hilton Head Island District Plans and Land Management Ordinance (LMO) Updates – Shawn Colin, Assistant Town Manager, Community Development
7. **Adjournment**



Town of Hilton Head Island
PUBLIC PLANNING
COMMITTEE SPECIAL MEETING
Thursday, June 8, 2023, 10:00 AM
MINUTES

Present from the Committee: David Ames, *Chairman*; Patsy Brison, Tamara Becker, Glenn Stanford, *Members*

Present from Town Council: Mayor Alan Perry

Present from Town Staff: Shawn Colin, *Assistant Town Manager-Community Development*; Bryan McIlwee, *Assistant Community Development Director*; Missy Luick, *Assistant Community Development Director*; Jeff Buckalew, *Town Engineer*; Barbara Wooster, *Revenue Customer Service Manager*; Bob Bromage, *Public Safety Director*; Carolyn Grant, *Communications Director*; Aaron Black, *Facilities Manager*; Kimberly Gammon, *Town Clerk*; Cindaia Ervin, *Assistant Town Clerk*; Curtis Coltrane *Town Attorney*

1. Call to Order

2. FOIA Compliance

Ms. Gammon confirmed Compliance with the Freedom of Information Act.

3. Adoption of the Agenda

Mr. Stanford moved to approve. Ms. Brison seconded. Motion carried 4-0.

4. Approval of Minutes

a. Regular Meeting Minutes of May 11, 2023

Mr. Stanford moved to approve. Ms. Brison seconded with the following correction: page 4, paragraph 8 first sentence to read: *It was the consensus of the Committee that staff prioritize amendments: Mass, Scale, Density, Height and Floor Area Ratio.* Mr. Stanford, maker of the motion, accepted the correction. Motion carried (4-0).

5. Appearance by Citizens

Xiaodan Li addressed the Committee regarding workforce housing and stated that housing affordability and worker shortage are structural issues. Ms. Li referenced the unbalanced ratio of work aged and retiree population. She stated it was the key to why the Island must depend on neighboring municipalities for workers. She encouraged the Committee to address workforce shortages by solving the traffic congestion problem and to let the market do its work.

Brian Allman addressed the Committee regarding the need for workforce housing for employees and the need for government participation and support.

Matt Sweeney addressed the Committee regarding his concern for the affordable housing program and also stated his support for the Office Way Islander Mixed-Use Project.

Don Sigmon addressed the Committee regarding his support of the Office Way Islander Mixed-Use Project.

Al Panu, on behalf of USCB, addressed the Committee regarding support for the Office Way Islander Mixed-Use Project noting housing for students will be addressed.

Mike Wagner of Shore Beach Services addressed the Committee regarding the need for housing for his employees and how difficult it is. He stated his support for the Islander Mixed-Use Project.

Lynn Fontaine addressed the Committee regarding support for the Office Way Islander Mixed-Use Project noting it would place the determination of eligibility and affordability to the private sector, as well as many other benefits.

Jay Wiendl addressed the Committee regarding workforce housing and stated is a top priority. He expressed his support for the Office Way Islander Mixed-Use Project.

Katie Henderson addressed the Committee regarding the lack of land available for the increased demand for affordable housing without changing the LMO and sacrificing the natural landscape as well as the lifestyle of the communities.

Raleigh Peters addressed the Committee regarding the stress of commuting to and from work and spoke in support of the Office Way Islander Mixed-Use Project emphasizing his support for the parking component and the use of private funds for the project.

Mike Tunner addressed the Committee regarding his objection to the Town participating in the creation of affordable housing with Town funds. He spoke in support of the Office Way Mixed-Use Project and the use of private funds.

Jim Levesque addressed the Committee regarding the challenges around the project and his feelings that the Town should not be involved in creating workforce housing. He cautioned that the Town needs to do its due diligence before decisions are made.

6. Unfinished Business

- a. Presentation and Discussion on the Creation of Hilton Head Island District Plans and Land Management Ordinance (LMO) Updates – Shawn Colin, Assistant Town Manager, Community Development**

Shawn Colin addressed the Committee reviewing the timeline regarding the updates. He stated progress to date is the RFQ for the Resilience Plan and the William Hilton Parkway Corridor Project will be both published on June 9. He referenced that he has reviewed the LMO Set 4.a. and it will be advertised by next week with the Planning Commission review to be scheduled for mid-July. Mr. Colin reported staff is working on the balance of Phase 4 with hopes of bringing it forward

this summer for advertising. He added that staff is bringing on a consultant with the RFQ to go out next week for a code writer for Phase 5. He commented that good progress is being made and staff will keep to the timeline as it relates to those efforts.

Mr. Colin stated work is being done to refine the Growth Framework and District Plan draft map and the districts to be assessed. He stated three professional planners have been hired since the last meeting as well as an increase of capabilities within the consulting team which will assist in moving forward. He added that the Marshes District is a priority and staff plans to bring a draft to the Committee in July and the Bridge to the Beach component hopefully in August.

Missy Luick stated that the drafts regarding the Marshes and the Bridge to the Beach Districts will have initial findings and recommendations for the Committee to review. She provided clarification that the Bridge to the Beach District will include Palmetto Bay Road to Sea Pines Circle and Cordillo Road and that Coligny Circle is included in the Forest Beach District. Mr. Ames suggested that in the Bridge to the Beach there be a dotted line included all the way to the beach so they will understand impacts at that time. Discussion ensued regarding the similarities and differences within each district and the need to differentiate them and the need for awareness of the impacts in each district. Ms. Brison requested staff provide the draft maps to Council and the public for review. Mr. Colin stated they will provide the maps and will have them available at future updates.

- b. Consideration of Proposed Ordinance 2023-07 Amending Sections Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to Create a New Use Called Islander Mixed-Use within the Sea Pines Circle District – Shawn Colin, Assistant Town Manager, Community Development**

Shawn Colin stated the goal of considering public policy is to determine whether it works from the public standpoint. He said his hopes were that the outcome of the meeting would be a list of items that would be addressed to make the public policy concerns diminish.

Missy Luick explained the request is from the applicant, Josh Tiller of J. K. Tiller Associates, Inc. for a text amendment to the LMO to create a new use called Islander Mixed-Use that is proposed to be permitted with conditions in the Sea Pines Circle (SPC) District. She said the developer does have a specific development in mind if the amendment request is approved. She reviewed the process and timeline to this point.

Ms. Luick also pointed out the amendment has changed since the Committee reviewed it last and noted the nine changes that have been made which are:

1. Definition amended to remove reference to group living dormitory use.
2. Shared parking on Education Use owned property is allowed if the development provides student housing.
3. 15% Workforce Housing units earning up to 130% Area Median Income for a period of 10 years.
4. Floor Area Ratio shall not exceed 0.68.

5. A minimum average unit size of 750 square feet per dwelling unit is required.
6. Site Coverage Index shall not exceed 50%.
7. 10% functional open space requirement or common amenity space.
8. Adjacent street setback shall meet or exceed an average of 35' feet.
9. The allowable building height was reduced from 55' to 45' feet, which is the maximum within the SPC district.

Ms. Luick noted these changes were made and adjusted by the applicant through conversations between staff and the applicant team to address concerns that were made during the review process. She stated this text amendment request is for specific use in the Sea Pines Circle district only. Ms. Luick reviewed in detail the proposal and the use-specific conditions along with modifications proposed by staff.

Ms. Brison stated that it is important to note that looking at the range of uses permitted in the Sea Pines Circle district and the findings that staff has made show that this Islander Mixed Use is generally compatible which is important to remember in a text amendment.

Mr. Ames clarified that any portion of a lot that has the boundary touching it is eligible for this text amendment. Ms. Luick confirmed it is.

Ms. Luick reviewed the remainder of the amendment in detail as stated in the staff member and Committee members made comments and asked questions regarding: the coordination of impervious, site coverage and FAR in determining the footprint; clarification that the site also includes setbacks and buffers which need to be considered; clarification of the need for stormwater management; the addition of open space; confirmation the project would still go through the public process including the Design Review Board for compliance with the regulations; clarification that common amenity space and open area space are different; confirmation regarding the inclusion of retention ponds as open space is not permitted; concern regarding undefined density and will it be subject to approval or disapproval by the Town; confirmation undefined density need to meet the specific uses and conditions required within the text amendment; and the need to control intensity within the site with performance standards.

Ms. Luick reviewed the staff recommends modifications to two use-specific conditions as listed below:

1. **Islander Mixed-Use development** may utilize **shared parking** on **Education Use** property if the development provides student housing. (Use-Specific Condition ii)
The purpose of this modification is to streamline the regulatory language.
2. **Islander Mixed-Use** requires an adjacent street setback that shall meet or exceed an average of 35 feet or the minimum setback distance required per Table 16-5-102.C whichever is greater. (Use-Specific Condition x)
The purpose of this modification is to account for a greater required setback than 35 feet per Table 16-5-102.C.

Miss Luick stated staff recommends an additional use-specific condition:

1. Islander Mixed-Use shall require a 4 bedroom per dwelling unit maximum. The purpose of this recommendation is to limit the maximum number of bedrooms such that the dwelling unit to bedroom count are appropriately sized for this proposed use.

Josh Tiller of J. K. Tiller Associates, Inc. Expressed his confidence that the text amendment will go a long way in solving the critical issue of affordable service-industry and student housing on the Island. He reviewed key aspects regarding the text amendment, reviewed the proposed site plan and reviewed how it complies with the text amendment.

Mr. Stanford expressed his concern regarding the creation of a building use category for one property. He stated his concerns are outweighed by the positive factors and he is not yet ready to commit to supporting the project. Ms. Becker stated the purpose of the project satisfies a need and helps to fulfill commitment the Town made in the past. She stated the need to make sure the development meets expectations in the architecture. Ms. Brison referenced the text amendment recommendations that staff proposed and read each one to the applicant and asked if they are willing to agree to those recommendations. Mr. Tiller stated they agree with the first two and with the 750-square foot minimum average, they could not exceed the 4-bedroom maximum so that should not be a problem. Ms. Brison emphasized that in regard to the text amendment, she stated her support of mixed use, shared parking, less impermeable area, and the use of guardrails to assist with the less intensity of use on the area. She said she is concerned with the 10% of common amenities and she feels there are issues that need addressed including the term for workforce housing and the percentage of workforce housing, the AMI, defining a common amenity and the definition of open space. Mr. Ames voiced his concern over the text amendment stating the proposal has not met a standard of scrutiny and worries that it will be detrimental down the road. He emphasized his support of workforce housing and further development of the USCB campus. He stated that conceptually speaking workforce housing makes sense, but he doesn't feel that the community understands what this proposal means, nor have they bought into it. Mr. Ames asked for public comment.

Eric Sommerville addressed the Committee in support of the project stating concern over previous projects.

Julie Martin addressed the Committee in support of the project stating it would enhance the area.

Xiaodan Li addressed the Committee in support of the fact that a private developer address the need for workforce housing.

David Spain, addressed the Committee regarding the length of time spent on developing the project. He stated he is not asking for public funds and expressed the need for student housing for the success of USCB.

Ray Deal addressed the Committee in support of the project and expressed appreciation to the developer for taking on such a project.

Matt Sweeney addressed the Committee stating members of the community do understand the project and stated he does not feel the community or Town Council fully understand the Housing Fund created by the Town. He urged that the project should move forward.

Cathleene Retman addressed the Committee stating that if the Town needs to take advantage of the opportunity to assist with this project. She stated she does not understand the hesitation.

Mr. Stanford moved to forward to Town Council without a recommendation of approval or denial. Ms. Becker seconded.

Ms. Brison repeated her list of suggestions: 1) Commitment from the developer as to whether they will comply with the staff modifications to use-specific conditions and the additional use specific condition in regard to a maximum of four bedrooms per dwelling unit. 2) Clarification of common amenity in the 10% open space. 3) the need for further discussion and consideration about the workforce housing text. Coming up with an interim position from what is proposed in the text and what the current LMO provides. Ms. Brison stated she is voting on a text amendment to enable a plan to move forward. Motion carried (4-0).

7. Adjournment

The meeting was adjourned at 12:30 p.m.

Approved:

The recording of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov



TOWN OF HILTON HEAD ISLAND

Public Planning Committee

TO: Public Planning Committee
FROM: Missy Luick, Assistant Community Development Director
VIA: Richard Edwards, Community Planning Manager
VIA: Shawn Colin, Assistant Town Manager – Community Development
CC: Marc Orlando, Town Manager
DATE: July 13, 2023
SUBJECT: Presentation and Discussion on the Creation of Hilton Head Island District Plans and Land Management Ordinance (LMO) Updates

SUMMARY:

The Growth Framework and District Planning initiative is a priority strategic action item of Town Council. The result will be a conservation and growth management strategy and Island-wide Master Plan which supplements the land use element of Our Plan, the Town's Comprehensive Plan. Adoption of an Island-wide Master Plan includes creation of district plans focusing on conservation and growth, calibration of a future land use map, and major text amendments to the Town's Land Management Ordinance. This will establish a clear vision for future investment on the Island as a framework for growth and conservation.

The Land Management Ordinance (LMO) amendments project has also been identified as a priority strategic action item project. The Town conducted a critical review of the LMO and plans to amend the LMO to incorporate policy changes to address administrative processes, residential and commercial development, design standards, natural resource regulations, and to bring the LMO into alignment with the comprehensive plan, Our Plan, while incorporating the future District Plans recommendations.

The planned update is regarding prioritization and timing of the District Planning initiative.

BACKGROUND:

The Hilton Head Island Town Council held a two-day strategic plan workshop on January 24 and 25, 2023 to discuss and identify priorities for inclusion in the fiscal year 2023-2025 Strategic Action Plan. The establishment of a growth management strategy including creation and adoption of Island-wide district plans was identified within the top 15 priority projects.

On April 10, 2023, Town Staff presented the draft Growth Framework Map and draft District maps to the Public Planning Committee.

DISTRICT PLANNING:

Similar to the Mid-Island District Plan, additional districts will be created to guide land uses, intensities and public and private investment to achieve the desired patterns identified within the district plans.

A working draft of the districts map was presented to Public Planning Committee for review on April 10, 2023. Visually, this is a series of maps identifying eight proposed districts. Based on correlation with the Growth Framework Map they are identified as districts where we will:

- **Conserve** and protect neighborhoods, environmentally sensitive areas, and the cultural legacy of the Island. Areas identified as “Conserve Districts,” such as the Jonesville area, will be prioritized.
- **Consider** the future of commercial, civic, and institutional areas as they adapt to new market forces and evolve to meet the future needs of residents, business owners, and visitors.

Immediate next steps will be to expedite the Marshes and Bridge to Beach Districts. Staff and the consultant team will begin to develop a plan for each prioritized district that reflects its underlying conditions and addresses identified challenges.

It is expected that district analysis and draft recommendations will be presented to the Public Planning Committee as follows:

- Marshes District – July 13, 2023
- Bridge to Beach District – September 14, 2023

The Bridge to Beach District review by the Public Planning Committee has been rescheduled to the September 14, 2023 meeting. Due to the size and complexity of this district, staff needed more time to analyze and refine the findings and recommendations.

The draft district land use plan findings and recommendations will then be reviewed and further refined through a public engagement process to expand knowledge and understanding of the district to that will result in recommendation enhancement.

LMO AMENDMENTS PLAN:

The LMO Amendments Plan is comprised of five phases. Attachment 2 provides a detailed review of what will be included in each phase. On March 9, 2023, Public Planning Committee reviewed the proposed LMO Assessment and Amendments Timeline as presented with staff research. The amendment content presented in the first four phases correlates directly with input received from the Island

community and neighborhoods. Phase 4 LMO Amendment set is currently in staff review.

Due to growing community concerns, Floor Area Ratio (FAR) and Parking Standards were separated from Phase 4 LMO Amendment set to create Phase 4a LMO Amendment set. The legal ad for phase 4a ran on Sunday, June 25th, 2023 and is scheduled for Planning Commission review on July 27th, 2023.

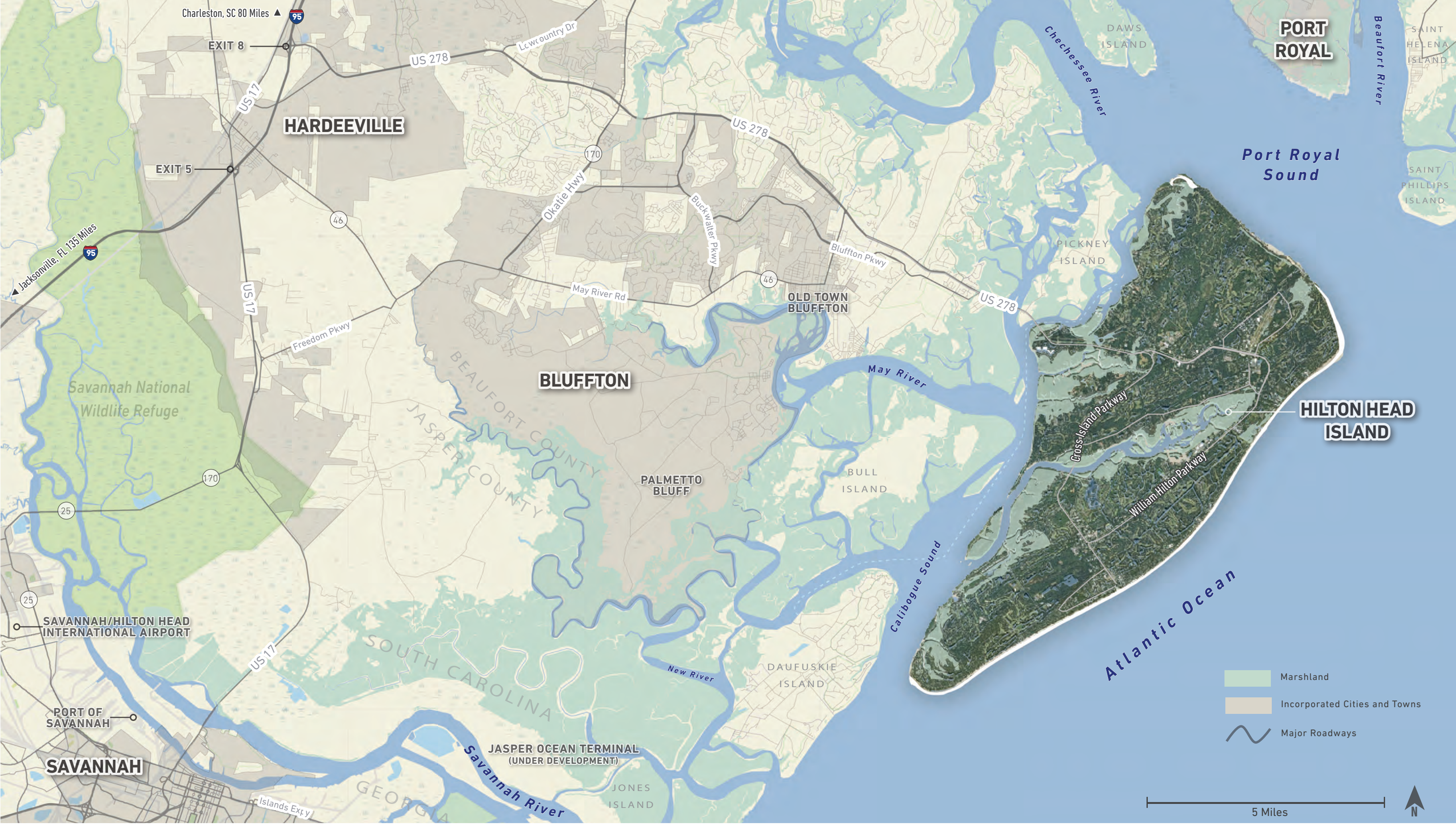
We anticipate the legal ad for Phase 4 to be published in August 2023. The Planning Commission public hearing must be at least 30 days after the legal ad is published.

A revised summary of the critical path is below:

- Phase 1 and 2 – November 2022 – March 2023 (Complete)
- Phase 3 – March 2023 – May 2023 (Complete)
- Phase 4a – July 2023 – October 2023
- Phase 4 - September 2023 – November 2023
- Phase 5 – December 2023 – April 2024

ATTACHMENTS:

1. Hilton Head Island District Planning Map Series Draft
2. LMO Amendment Plan: Critical Path
3. LMO Amendment Plan: Details by Phase



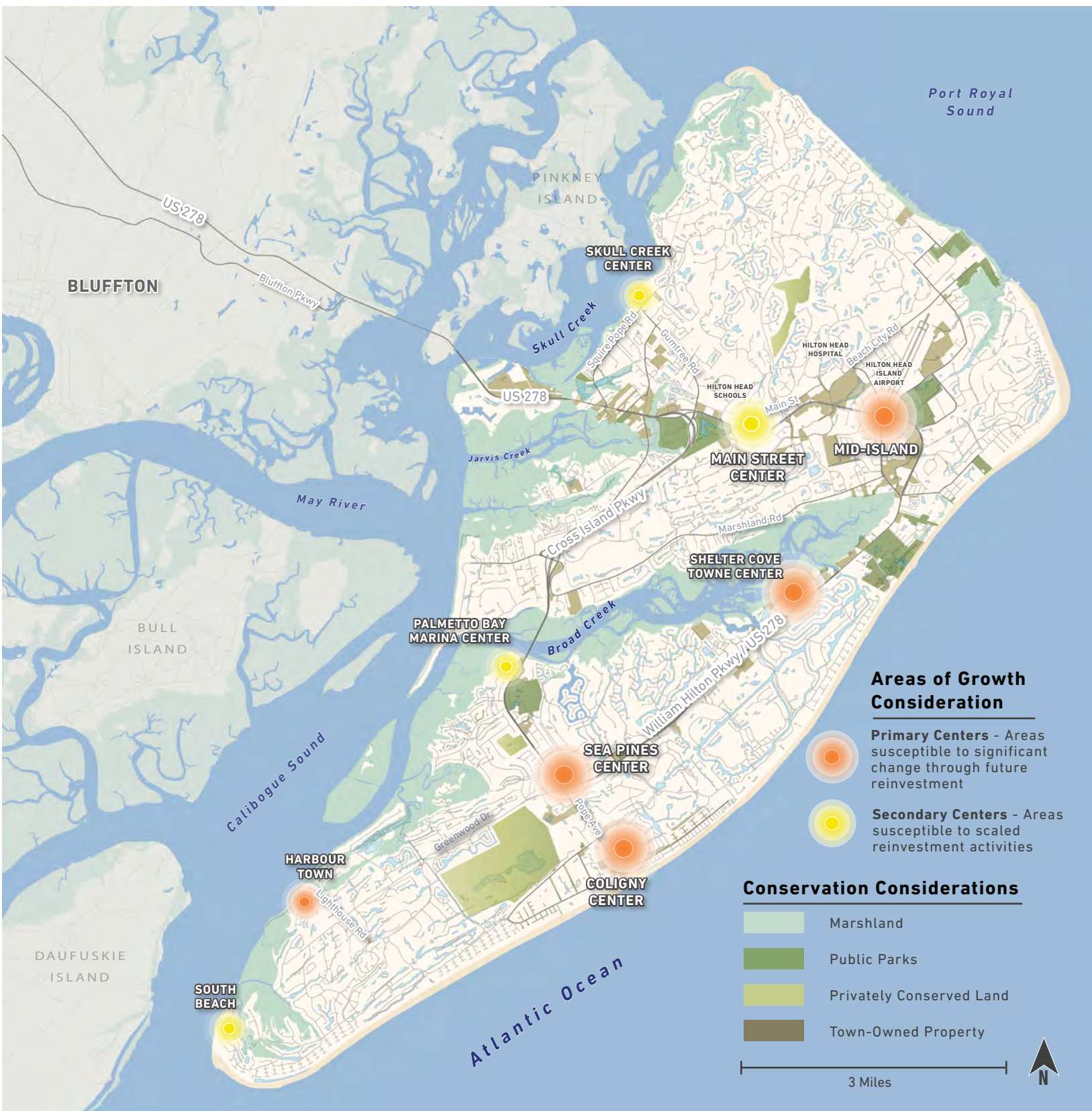
Regional Context

The Town of Hilton Head Island is part of a dynamic and fast-growing region. Investments in roads, ports, and airports are expanding the jobs market. Homebuilding – to support these jobs and a burgeoning retirement community – is occurring at similar rates. This map depicts the Island’s regional context and includes portions of Beaufort County, Jasper County, and the Savannah Metropolitan Area of Georgia.



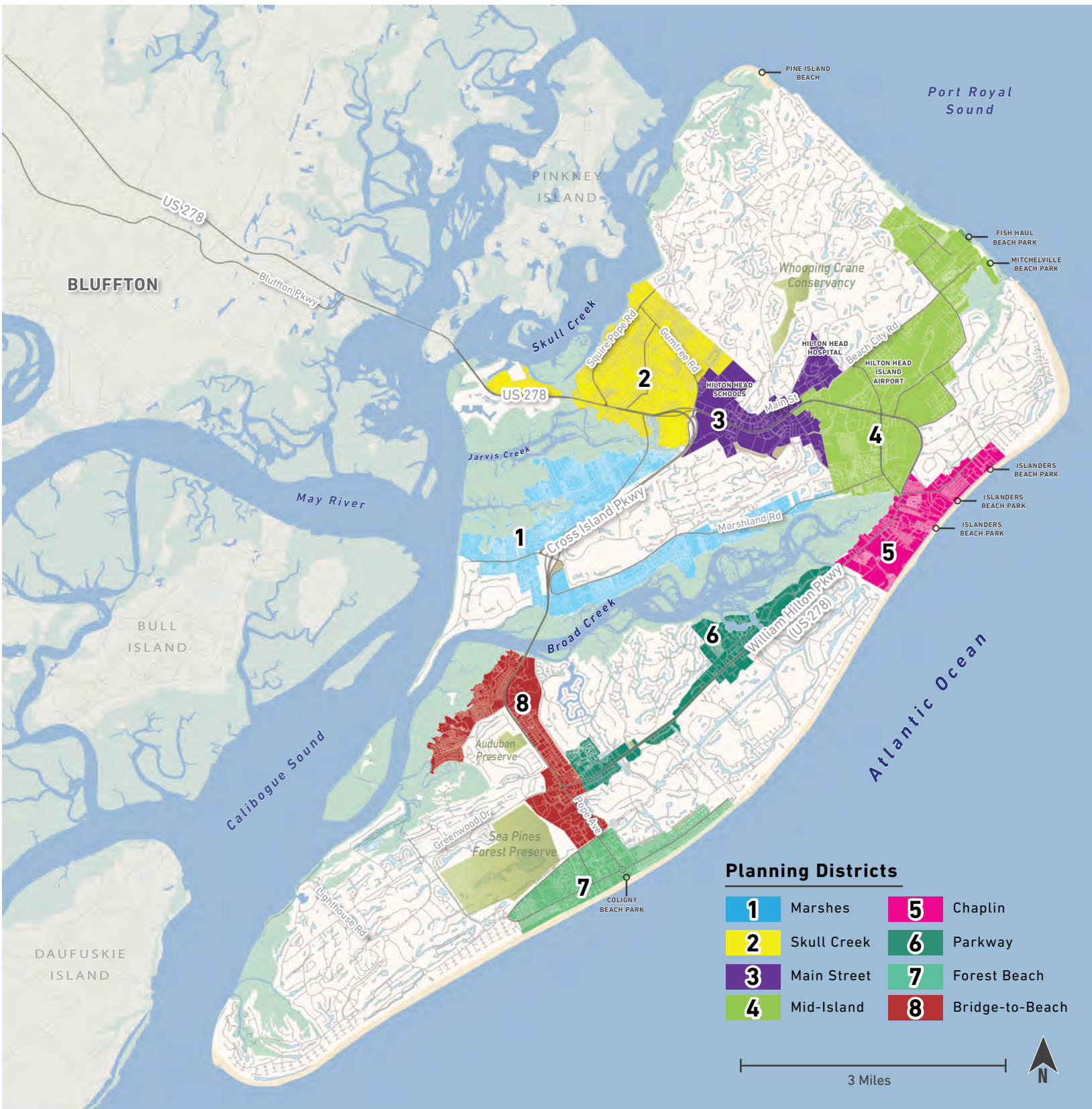
Local Context

At high tide, Hilton Head Island covers 34.5 square miles of land area with a permanent population just under 40,000 residents. A rich composite of open water channels, marshland, beaches, forested wetlands and mature tree canopy create a robust and unique ecosystem on the Island. Public Parks and Open Space, Town-Owned Property, and Private Conservation Areas make up thousands of acres of protected land area, most of which is in close proximity to the arterial roadway spine of Hwy 278/William Hilton Parkway.



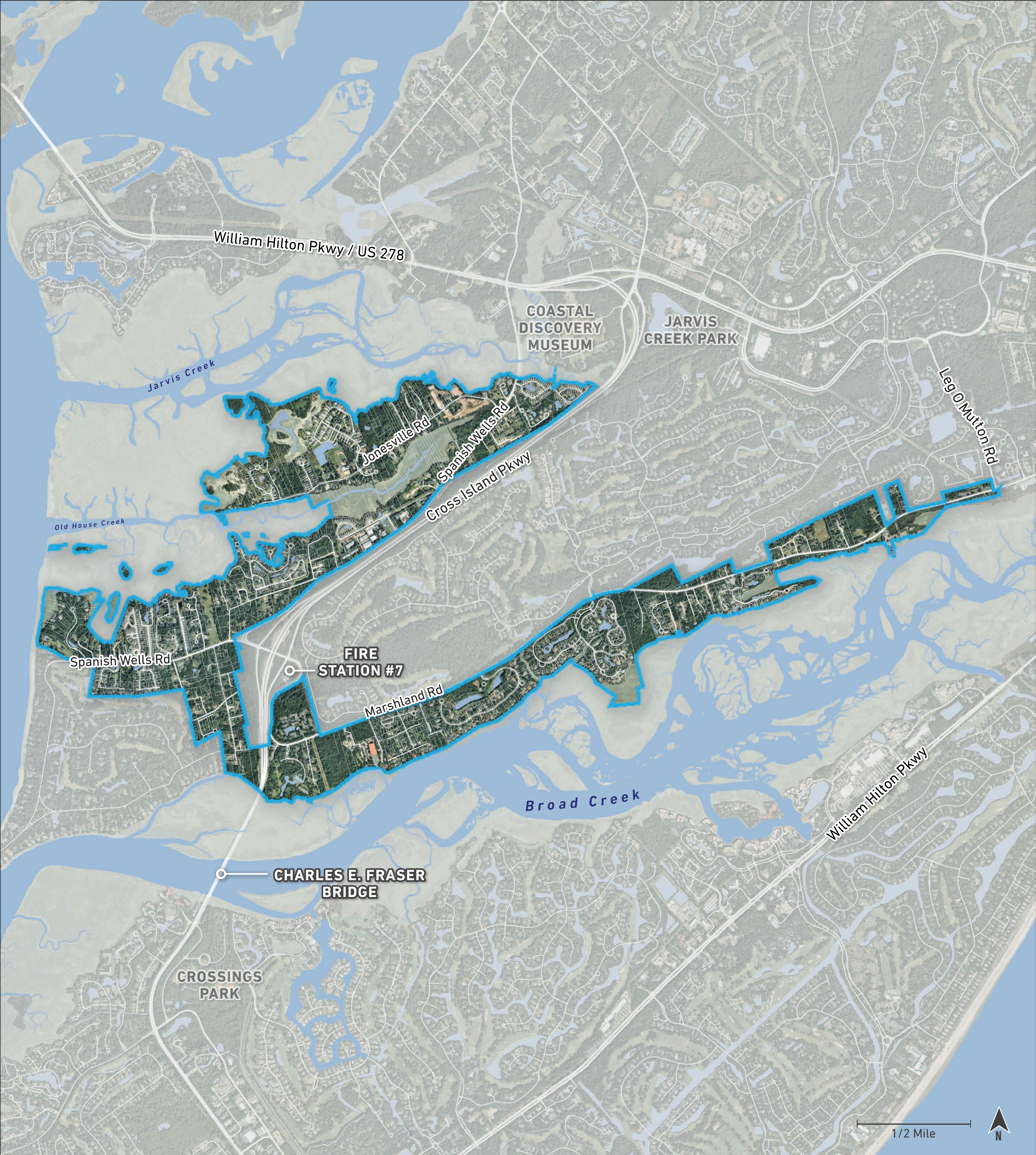
Conservation and Growth Framework

The Conservation and Growth Framework map provides base direction for possible growth and redevelopment opportunities on the Island and where investment can occur. The Island is committed to maintaining the character of the community through conscientious environmental and neighborhood conversation efforts, while also allowing for additive and complementary new projects in appropriate locations. This map depicts where these future conversations may begin to occur.



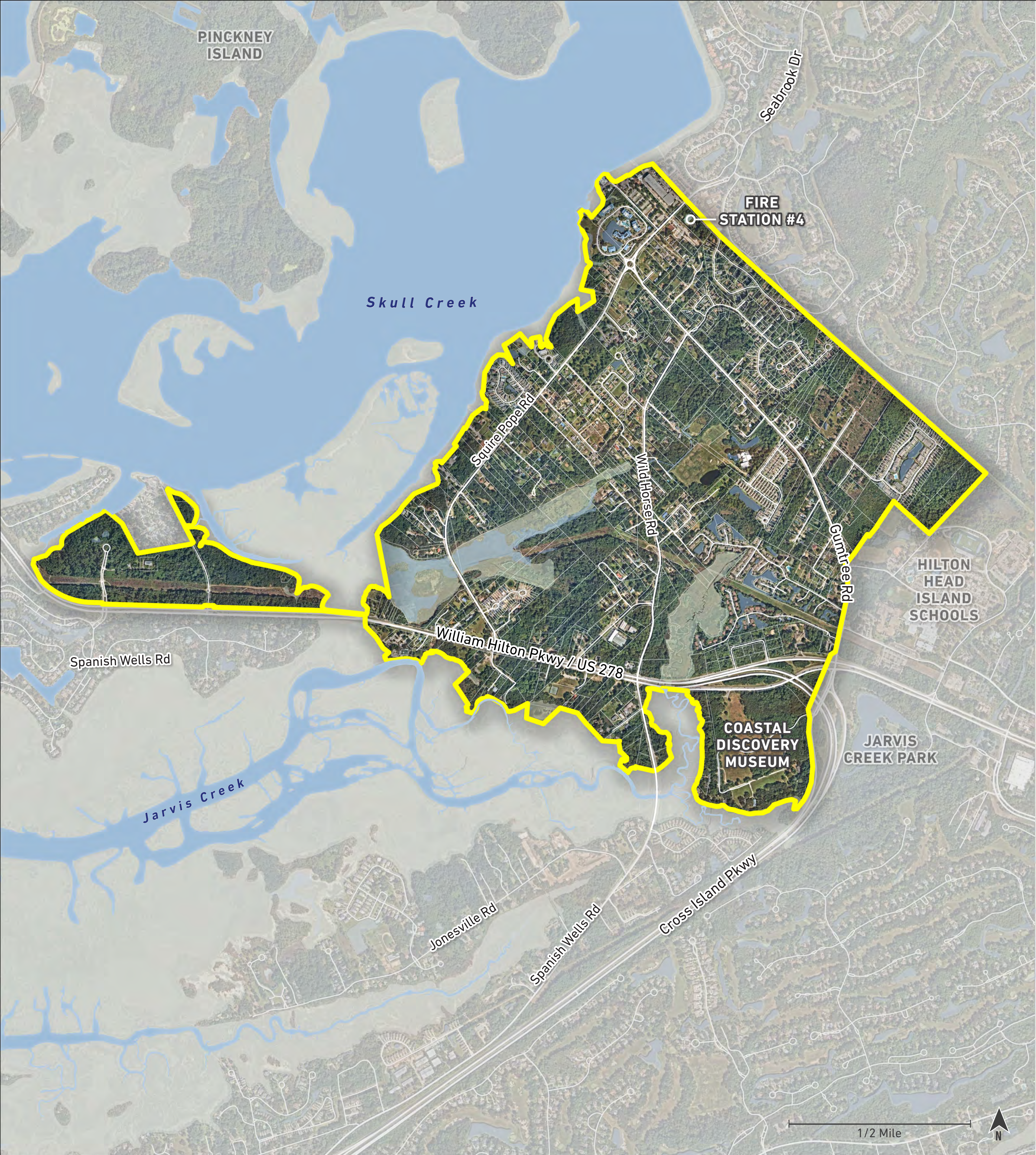
Planning Districts

The Island is broken into eight planning districts. Each of the areas share common characteristics with respect to land uses, neighborhood character, access and geography. The eight planning districts do not include the Island's 11 largest master planned communities (Hilton Head Plantation, Palmetto Hall, Port Royal, Indigo Run, Spanish Wells, Wexford, Long Cove Club, Palmetto Dunes, Leamington, Shipyard, and Sea Pines)



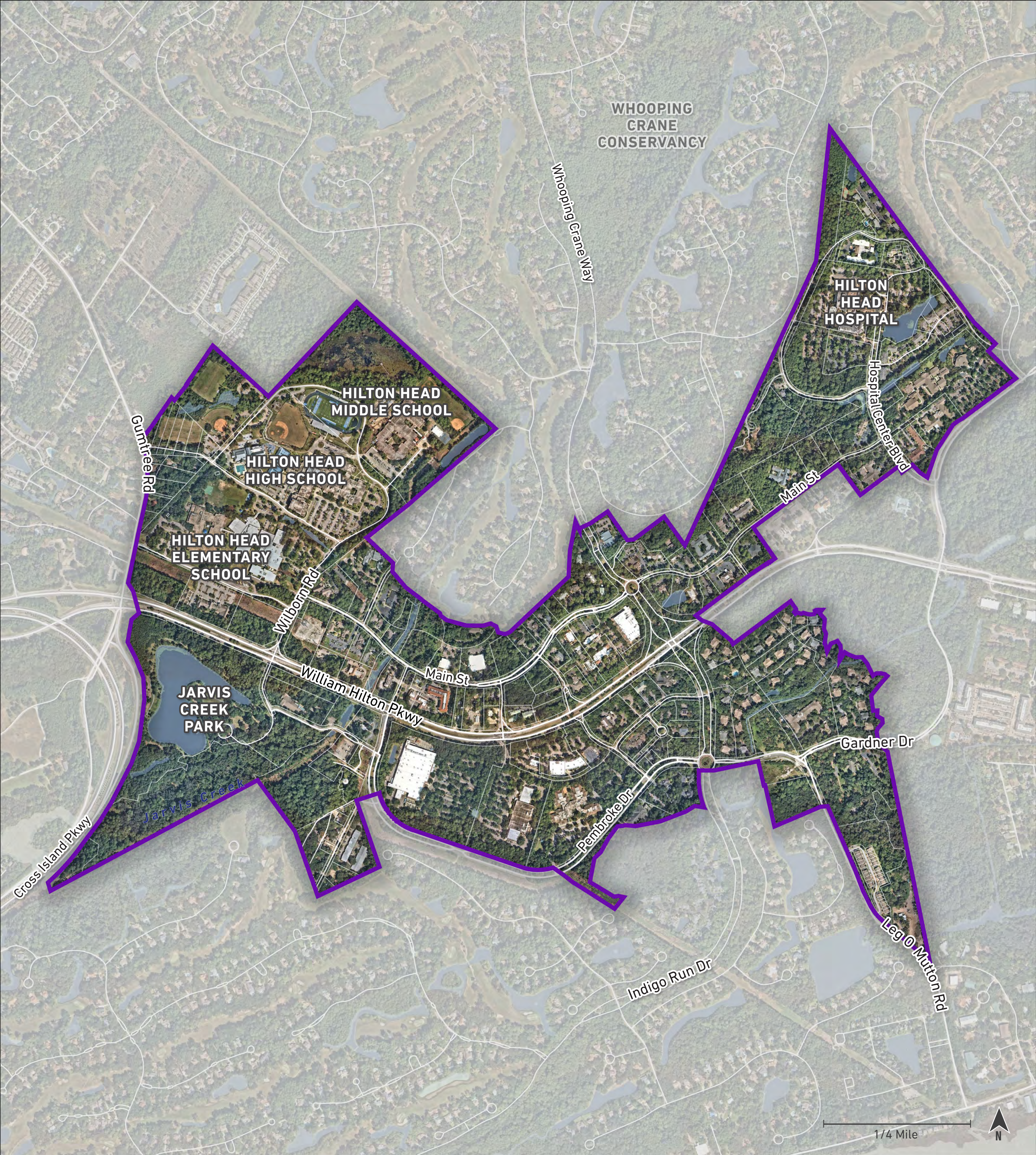
1. MARSHES

The Marshes District is bounded on the north by Jarvis Creek and on the south by Broad Creek. The Cross Island Parkway bisects the district from north to south, with Spanish Wells Road and Marshland Road being the other major transportation connections into and through the district.



2. SKULL CREEK

The Skull Creek District is bounded largely by Skull Creek to the west, containing a section of land on Jenkins Island to the north of US 278. The district is bounded by Hilton Head Plantation to the north, and the Hilton Head Island public schools campus to the west. The southern portion of the district includes properties along William Hilton Parkway in between the roadway and Jarvis Creek, including the Coastal Discovery Museum.



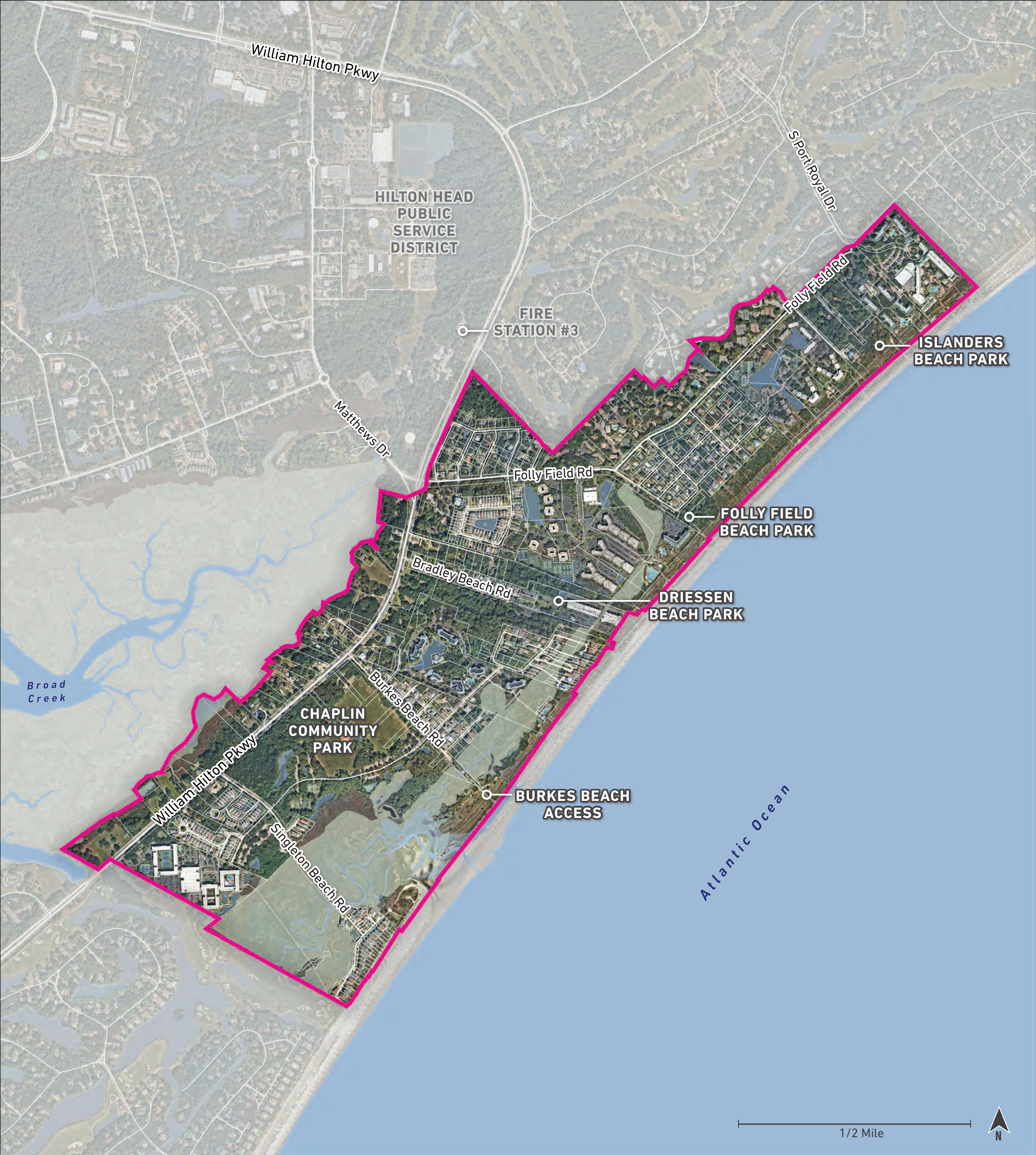
3. MAIN STREET

William Hilton Parkway runs through the center of the Main Street District, with Jarvis Creek Park and the Hilton Head Island public schools campus forming the eastern part of the district. Hilton Head Plantation bounds the district to the north, while Indigo Run borders it to the south. Main Street is encompassed within this district, just north of William Hilton Parkway, and Hilton Head Hospital is found within the district's northeast extent.



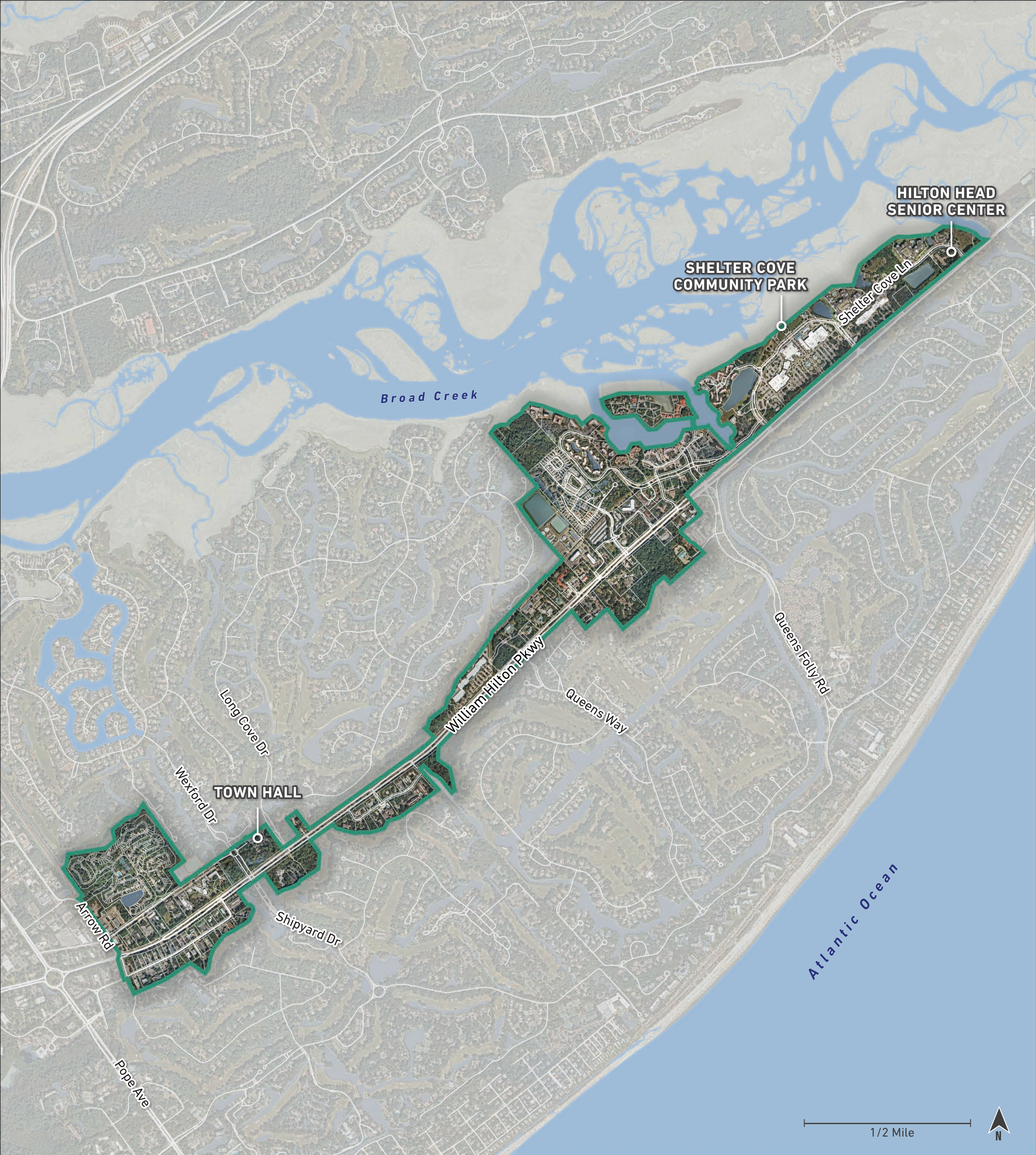
4. MID-ISLAND

The Mid-Island District is bounded to the south by Broad Creek, to the west by Beach City Road, and to the east by Port Royal Plantation. Centrally located within the district is the Hilton Head Island Airport. The northern end of the district contains Historic Mitchelville Freedom Park, Barker Field Park, and Fish Haul Beach Park, which has beach frontage on the Port Royal Sound.



5. CHAPLIN

The Chaplin District is just over a half mile wide, situated between Broad Creek to the west and the Atlantic Ocean to the east. Folly Field Road provides access to Islanders Beach Park and Folly Field Beach Park, with Driessen Beach Park further south within the district. Chaplin Community Park is also in the southern portion of the district before it terminates at the Palmetto Dunes neighborhood.



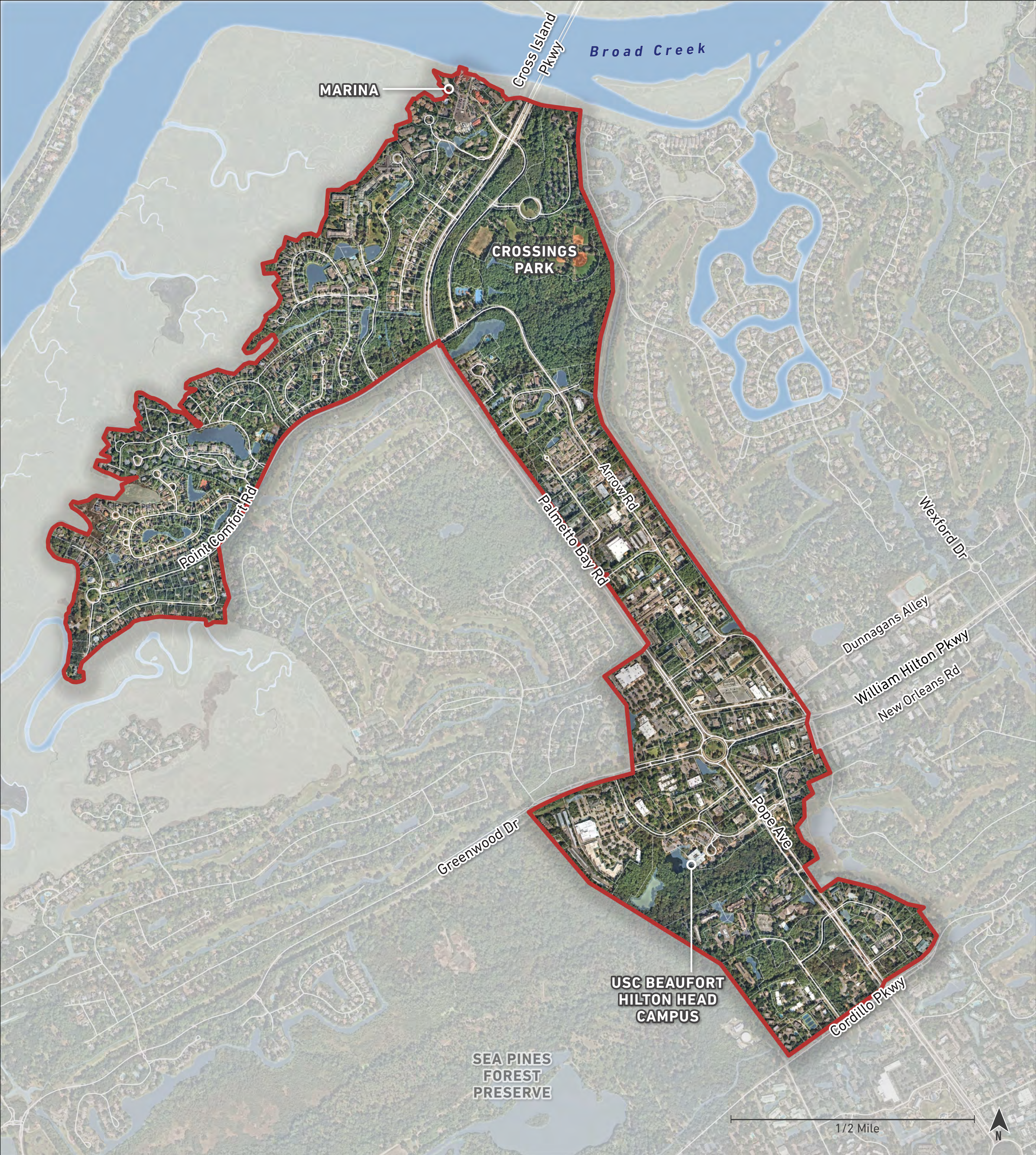
6. PARKWAY

The Parkway District stretches over 3.5 miles along William Hilton Parkway, from near the northern endpoint of Shelter Cove Lane to where Arrow Road intersects with William Hilton Parkway. The district encompasses properties primarily adjacent to the William Hilton Parkway corridor and includes the Shelter Cover Marina and Town Hall within its boundary.



7. FOREST BEACH

The Forest Beach District contains more than 2.5 miles of beach frontage along the Atlantic Ocean. The main entry point to the Forest Beach District is where Pope Avenue crosses Cordillo Parkway. The district's northern extent is bounded by the Shipyard planned development and its southern terminus occurs at the confluence of South Forest Beach Drive and Cordillo Parkway, where the two roads become Sea Pines Drive.



8. BRIDGE TO BEACH

The Charles E. Fraser Bridge over Broad Creek forms the district's northern edge. Wexford and Shipyard Planned Developments form the eastern boundary as the district flows along the spine of Palmetto Bay Road and Pope Avenue. Sea Pines Circle forms the southern nucleus of the district, with Cordillo Parkway and Sea Pines Forest Preserve forming its southernmost edges. Point Comfort Road extends the western reach of the district toward the salt marshes along Calibogue Sound.

LMO Amendment Plan: Critical Path

07/05/2023

Phase	2022			2023												2024						
	Q4			Q1			Q2			Q3			Q4			Q1			Q2			
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
1		11/1: LMO of PC	12/21: PC-PH	01/26: PPC	02/14: TC WKSP 02/21: TC1	03/07: TC2																
2		11/1: LMO of PC	12/21: PC-PH	01/26: PPC	02/14: TC WKSP	03/07: TC1 03/08: PC 03/21: TC2																
3						03/15: PC 03/29: PC	04/10: PPC 04/18: TC1	05/02: TC2														
4a										07/27 PC	8/10 PPC	9/19 TC1	10/3 TC2									
4												9/20 PC	10/12 PPC	11/7: TC1 11/21: TC2								
5										GROWTH FRAMEWORK AND DISTRICT PLAN INITIATIVE					TCW					PC-PH	PPC	TC1 TC2

Dates for future meetings are subject to change.

LMO Amendment Plan: Details by Phase

Phase	Details
1	<p>PHASE 1</p> <ul style="list-style-type: none"> • Remove staff granted waivers and amend some standards. • Allow variances from all sections of the LMO other than use, density or height. • Allow outdoor screened bike storage in the Light Commercial and Community Commercial zoning districts and provide more specificity related to screening. • Provide clarification in the Manufacturing use classification as it relates to the size of a brewery. • Replace using June traffic counts with July traffic counts for Traffic Impact Analysis Plan Standards. • Change when/how plantings are required on single family lots in buffers as part of a subdivision Certificate of Compliance. • Amend the definition of changeable copy to allow signs to be changed electronically with limitations on frequency and timing. • Amend the measurement for height calculation. • Add that owners' consent is required for minor subdivisions as it is currently listed as being exempt. • Require a public hearing for subdivision amendments.
2	<p>PHASE 2</p> <ul style="list-style-type: none"> • Section 16-2-103.F: Provide standards for deviations from previously platted subdivisions.
3	<p>PHASE 3</p> <ul style="list-style-type: none"> • Definition for single-family. • Definition for multifamily. • Eliminate divisible dwelling units.
4	<p>PHASE 4</p> <ul style="list-style-type: none"> • Administrative application and procedural changes. • Family Compound/Subdivision • Updated residential site design standards including: <ul style="list-style-type: none"> o Pedestrian connectivity. o Floor area ratio. o Parking. o Open Space. o Setback angles. • Modified traffic impact analysis methodology. • Signage standard updates. • Best-in-class stormwater requirements. • Construction management plan requirements. • Strengthening of Tree Regulation, Tree Preservation, and Tree Mitigation lists.
5	<p>PHASE 5</p> <ul style="list-style-type: none"> • Comprehensive review of all LMO chapters. • Review of overall organization. • Review of user-friendliness of the code. • Application Process evaluation and Applications Manual. • Sustainable Development incentives. • Addition of design guidance graphics. • Alignment with Our Plan. • Integration of outcomes from Growth Framework and District Plan initiative.